



Saxmundham,

Guide Price £229,500

- No Onward Chain
- Ensuite to Principal Bedroom
- Downstairs Cloakroom
- EPC - C
- Three Bedrooms
- Sitting/Dining Room
- Double Glazing
- Garage & Parking
- Fitted Kitchen
- Gas Central Heating

Bittern Road, Saxmundham

Saxmundham lies conveniently places about seven miles inland from the Suffolk Heritage Coastline at the pretty and unspoilt seaside town of Aldeburgh and about 25 miles north of the county town of Ipswich. For those with a leisure interest in mind, the area abounds with opportunities including nearby Saxmundham Sports Club, bird watching at the renowned RSPB Minsmere Reserve, walking in the areas of woodlands and forests at Dunwich and Rendlesham and cycling on the local leafy lanes. For music lovers the Snape Maltings Concert Hall is but a short drive away as is the Ricer Alde which provides some of the prettiest sailing waters on the East Coast.



Council Tax Band: B



DESCRIPTION

A particularly well presented mid terrace house situated at the edge of the popular Brook Farm estate. The accommodation with gas central heating and double glazing features an entrance hall, cloakroom, fitted kitchen, sitting/dining room opening into to the rear garden. To the first floor the property has three bedrooms, the principal bedroom having an ensuite shower room. A bathroom completes the accommodation. To the rear a garden have been laid to lawn with a hand gate opening to a shared driveway and garage with parking space.

ACCOMMODATION

ENTRANCE HALL

Staircase rising to first floor.

CLOAKROOM

Suite comprising hand basin with mixer tap and tiled splash back. WC. Opaque window.

KITCHEN

Fitted with range of base and wall cupboards, work surfaces, single drainer sink unit with mixer tap and tiled surrounds. Fitted electric oven and gas hob with cooker hood over. Plumbing for washing machine. Space for fridge/freezer. Window to front.

SITTING/DINING ROOM

Understairs storage cupboard. Window and patio doors open to the rear garden.

FIRST FLOOR

LANDING

Built in airing cupboard.

BEDROOM

Window to front elevation

ENSUITE

Suite comprising shower cubicle, hand basin and WC.

BEDROOM

Window to rear.

BEDROOM

Window to rear.

BATHROOM

Suite comprising panel bath, hand basin and W.C.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently B.

SERVICES

Main gas, electricity, water and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

Email: enquiries@flickandson.co.uk

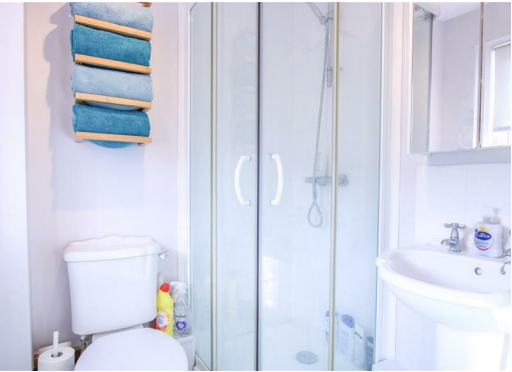
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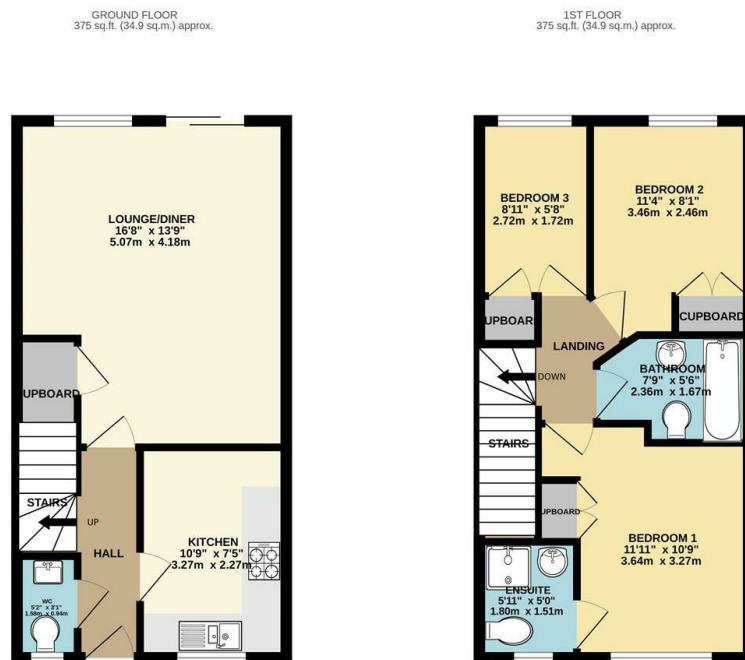
FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the

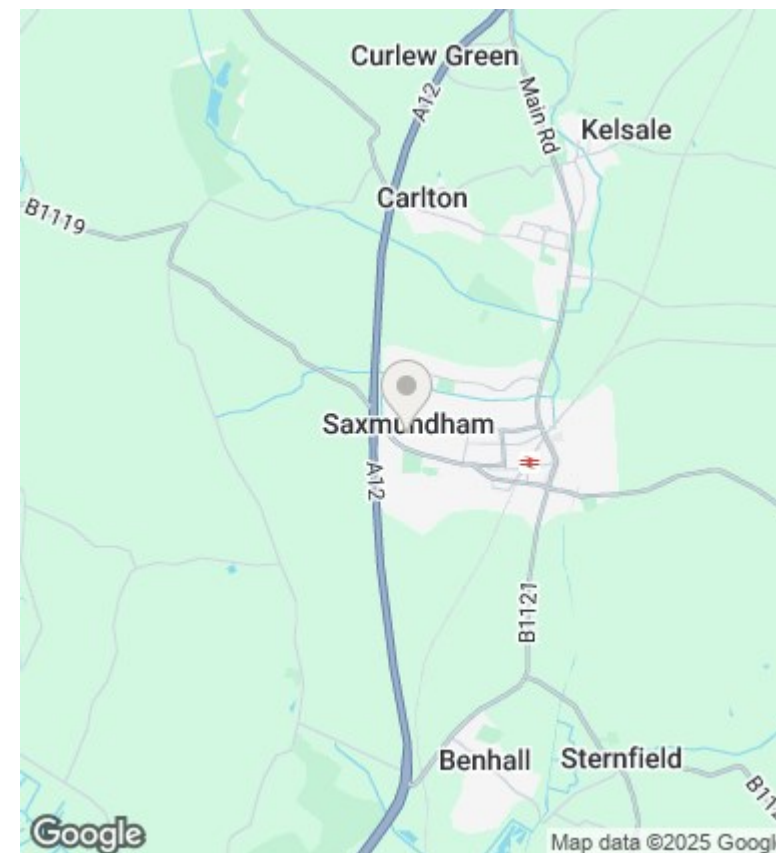
photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.







TOTAL FLOOR AREA: 750 sq.ft. (69.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com